

85 Dobson Road, Clear Mountain

DUAL LIVING LUXURY & PANORAMIC VIEWS ON 5.95 LUSH ACRES

 Contact Agent

 7 bed

 6 bath

 5 car

 5.95 acres



WATCH THE VIDEO

THE MAIN RESIDENCE

- Contemporary architect-designed residence (PentArchi), completed in 2015/16, featuring clean lines, steel accents & stone finishes
- Hardwood timber floors throughout main living spaces, with plush carpet in the media room & bedrooms
- High ceilings & extensive glazing enhance light-filled, airy interiors
- Open-plan living, dining & kitchen area with seamless indoor-outdoor integration
- Private media room with projector setup
- Additional upstairs lounge—ideal as a children's playroom, teen retreat, or study
- Entertainer's kitchen featuring a marble waterfall-edge island (1-inch thick), premium Miele appliances including twin electric ovens, a 6-burner induction cooktop, built-in microwave, integrated dishwasher & ZipBoil system, plus a butler's pantry with additional sink & storage, soft-close cabinetry, glass splashback with backyard views & a built-in wine fridge
- Master retreat with private deck capturing serene views, a luxurious ensuite with a double stone vanity, soaker tub, separate shower & dual walk-in robes
- Guest bedroom with private ensuite, plus two additional well-appointed bedrooms with built-in robes & ceiling fans
- Separate office or fifth bedroom downstairs
- Two additional full bathrooms servicing the main residence
- External bathroom with shower & toilet—perfect for poolside use
- Extra-large laundry with extensive storage & dedicated washer/dryer space
- Expansive northwest-facing alfresco area with sunset views, integrated Sonos sound system, Bluetooth-compatible ceiling speakers, outdoor heating, Heatstrips & a wall-mounted TV
- Magnesium pool (10m x 5m | 75,000L) with a covered filtration system for year-round enjoyment
- Secure two-car remote garage with internal access
- Ducted AC and ceiling fans throughout

















THE COTTAGE

- Self-contained two-bedroom, one-bathroom cottage, built in 2020 by Hoek Homes (plans available)
- Private entrance with separate access for added privacy
- North-facing deck with tranquil views, perfect for outdoor relaxation
- Open-plan kitchen, living & dining area with raked ceiling enhancing space & natural light
- Modern kitchen featuring Caesarstone benchtops, corner pantry, soft-close cabinetry & ducted venting, with quality appliances including an electric oven, induction cooktop & inbuilt dishwasher
- Two queen-sized bedrooms with built-in wardrobes, plantation shutters & ceiling fans
- Split system AC and ceiling fans throughout
- Well appointed bathroom featuring single vanity and large walk in shower
- Laundry featuring external access



THE LAND

- Sprawling 5.95 Acres (24,088m²) of usable, versatile land, perfectly suited for livestock, equestrian pursuits, or hobby farming.
- Elevated Position capturing breathtaking 360-degree panoramic views of rolling countryside & distant mountain ranges.
- Natural Features:
 - Front boundary creek, enhancing the property's peaceful ambiance.
 - Backing onto natural bushland & wildlife habitat, ensuring privacy & tranquility.

Fencing & Paddocks:

- Two fenced paddocks – one fully dog-fenced, the other with solar electric moveable fencing.
- IBC water storage areas with troughs for livestock.

Designed for Outdoor Enjoyment:

- Level riding area at the front paddock.
- Quiet no-through road providing direct access to scenic riding trails.
- Koala corridor, featuring gum trees planted in 2024 along the driveway & property frontage.
- Picturesque picnic area by the creek, perfect for relaxed afternoons.
- Sunset vantage points & a fire pit area, ideal for unwinding in the evenings.



THE INFRASTRUCTURE

Energy & Efficiency:

- 3-phase power connected to both the main house & shed.
- 10kW solar system providing sustainable energy solutions.
- Instant hot water via 2 x Rinnai continuous flow systems with preheat & temperature control functions.
- FujiClean wastewater system, professionally maintained quarterly by Evergreen

Connectivity & Security:

- Starlink high-speed internet ensuring reliable connectivity.
- Alarm system & security cameras for peace of mind.
- Electric gated entry with separate side & back access gates for controlled access.
- Fully fenced property, ideal for pets & livestock.

Sheds & Storage:

- Large 16m x 7m shed with 3-phase power, workshop & gym area.
- Additional garden shed for general storage.
- Small storage shed for horse & chicken feed.

Outdoor Features:

- Magnesium pool (10m x 5m | 75,000L) with a covered filtration system for year-round enjoyment



THE LOCATION & ADDITIONAL INFO

- Perfectly positioned in Clear Mountain within a peaceful cul-de-sac setting
- Surrounded by a welcoming, community-focused neighbourhood
- 14 min drive to Samford Village & Samford State School
- 12 min drive to Eatons Hill for shopping, dining & entertainment
- 40 min drive to Brisbane CBD & Brisbane Airport
- 25-35 min drive to Ferny Grove Station with park-and-ride facilities
- School bus service to Albany Creek High School from the top of Dobson Road
- Moreton Bay Council Rates: Approx. \$2,679 per annum (\$657.23 Jul-Sept 2024 | \$707.23 Oct-Dec 2024)
- Water Rates: N/A - tank water supply
- Certified smoke alarm compliance to QLD Fire & Emergency standards (installed Jan 2025)

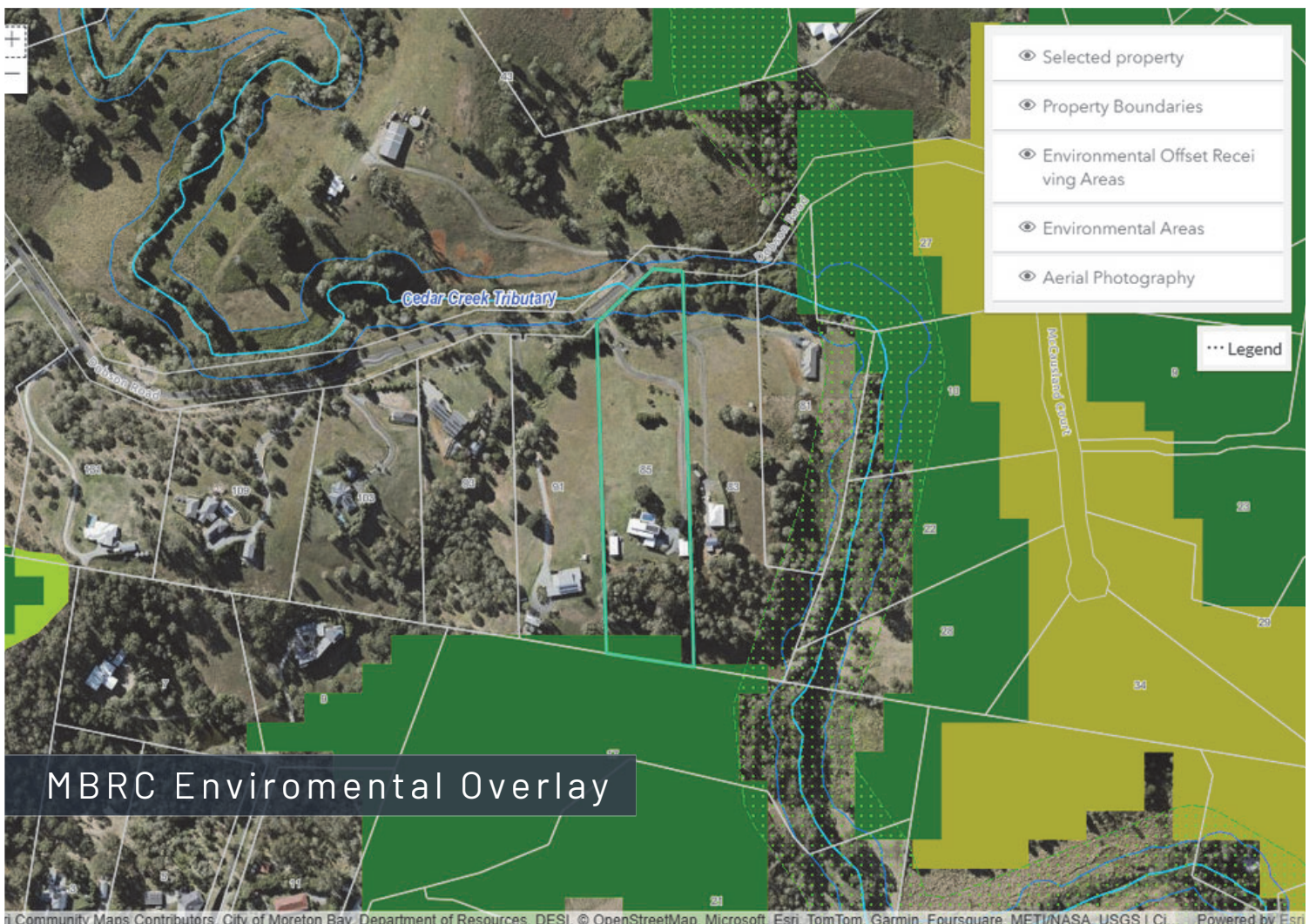
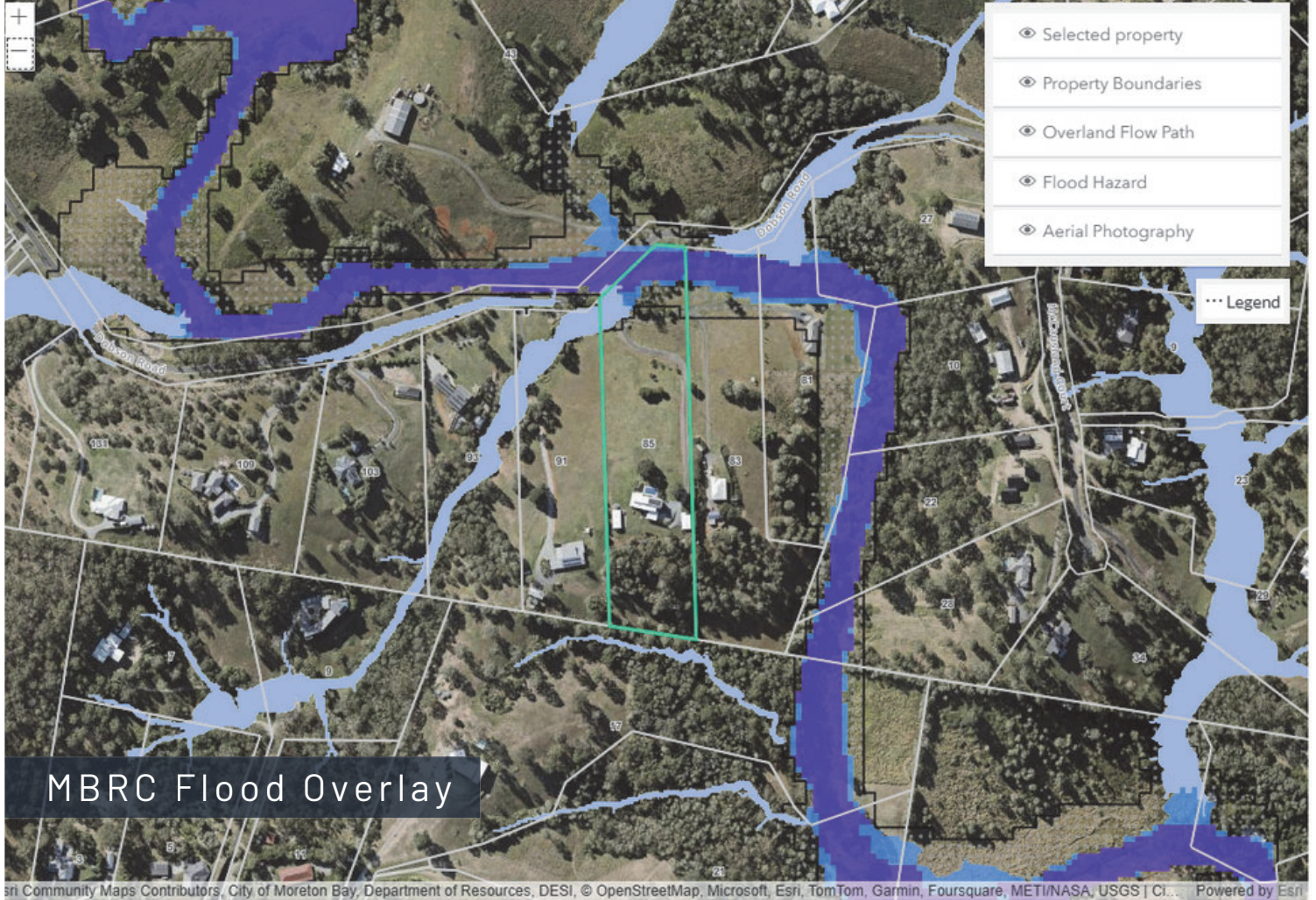
**'In Real Estate,
Always At Your Service'**

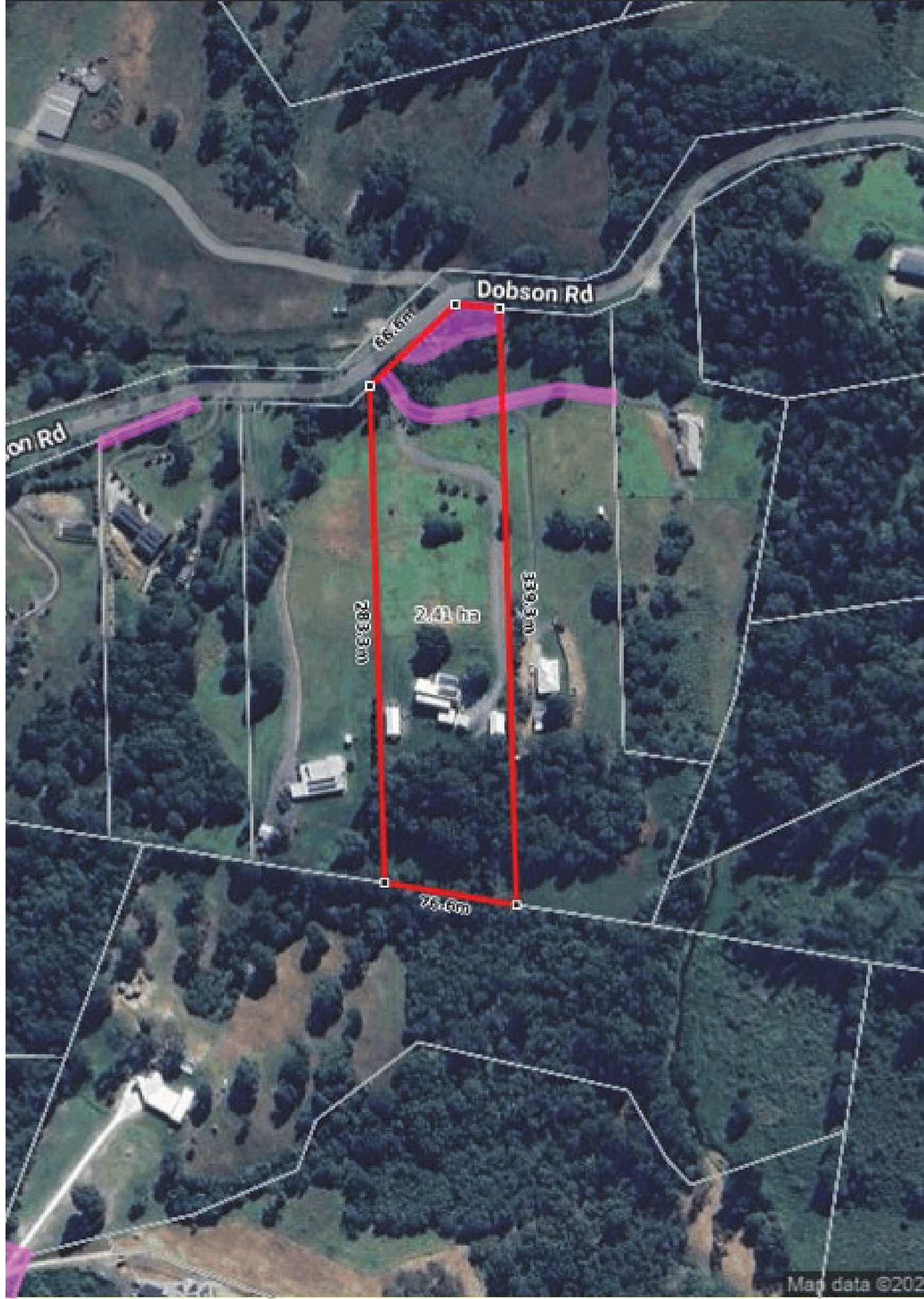
0415 901 389 | chelsea@craigdoyle.com.au

Chelsea Perry



CRAIG DOYLE
REAL ESTATE







85 Dobson Road, Clear Mountain

OFFER FORM			
PROPERTY:	85 Dobson Road, Clear Mountain		
BUYERS DETAILS			
BUYER 1 – FULL NAME (Including Middle Names)			
BUYER 1 – ADDRESS			
BUYER 1 – PHONE NUMBER			
BUYER 1 – EMAIL ADDRESS			
BUYER 2 – FULL NAME (Including Middle Names)			
BUYER 2 – ADDRESS			
BUYER 2 – PHONE NUMBER			
BUYER 2 – EMAIL ADDRESS			
BUYERS SOLICITOR NAME:			
SOLICITOR ADDRESS:			
SOLICITORS PHONE:		FAX:	
SOLICITORS EMAIL:			
PURCHASE DETAILS:			
PURCHASE PRICE:	\$		
INITIAL DEPOSIT:	\$	DATE PAYABLE:	Payable when contract is fully negotiated & dated (initial deposit due)
FURTHER DEPOSIT: (only if finance clause applicable otherwise one deposit payable on dating of contract)	\$	DATE PAYABLE:	Payable when contract becomes unconditional - finance PLEASE CIRCLE ONE 7 DAYS 14 DAYS
FINANCE:	PLEASE CIRCLE ONE Not Subject to Finance 7 Days 14 Days 21 Days		
BUILDING & PEST:	PLEASE CIRCLE ONE 7 DAYS 14 DAYS		

OTHER SPECIAL CONDITIONS: (IF MORE SPACE REQUIRED PLEASE ATTACH AN ANNEXURE)	<p>1. The Buyer has not relied on any representation made by the Seller or its agent (or any other representative) in entering into this Contract other than as set out in this Contract or otherwise disclosed in the Schedules to this Contract.</p>
INCLUDED CHATTLES	<ul style="list-style-type: none"> • Miele Dishwasher in main house + dishwasher in cottage • All light fittings including pendants • TV brackets • All window furnishings • All equipment associated with the pool • All keys and remotes associated with the property • All pumps & equipment associated with the water tanks • All pumps & equipment associated with the bore • All tools & implements associated with the fireplace
EXCLUSIONS	
SETTLEMENT DATE:	